

Downtown Projects - Riverside, California



Downtown Projects

Total estimated private investment: \$350,000,000

PROJECTS IN PROGRESS

1. **Riverside Eye Specialist**
10,300 sq ft Medical Office Building
\$2 Million Project • Est Completion 12/03
2. **Mi Tortilla**
3,500 sq ft Restaurant • Est Completion 9/03
3. **Business Bank of California**
Two Story Bank Development • Est Completion 9/03
4. **Helipoint Site**
Two class A Office Buildings 120,000 Sq ft
Est Completion 6/04
5. **Market Street Improvements**
\$2+ million • Project Hwy 60 to Fairmount Blvd
Est Completion 4/04
6. **North Park Improvements**
\$300,000 Park & Recreation Project
Est Completion 12/03
7. **Riverside Community College/Digital Library/Learning Resource Center**
\$19 Million Project • 80,000 Sq Ft
Est Completion 8/03
8. **Riverside Community Hospital Emergency Room & Trauma Center**
\$20 Million • 7,200 sq ft Expansion
Est Completion 12/05
9. **Proposed Parking Structure**
550-600 Space Parking Structure
Est Completion 5/04
10. **UCR/Barbara & Art Culver Center for the Arts**
\$8 Million Project-Rouse Building Portion
Est Completion 12/03 • \$5 Million, 250 Seat Performing Arts Center • Sculpture Garden
Est Completion 12/05
11. **Riverside School for the Arts**
10 year/\$150 Million Project
12. **Mission Inn Ave. Underpass @ 91 Freeway**
\$60,000 project-Mural on Underpass
Est Completion 12/03
13. **Villaggio**
311,000 sq ft • 122,765 sq ft Retail
• 56,000 sq ft; 14 Screen Cinema
• 132,600 sq ft Residential • 114 Units
(Condos and/or apts) • 700 Parking Spaces
Est start date mid 2004

14. **Tamale Factory Restaurant**
Restaurant relocation • Est Completion 12/03
15. **California Tower: Toad in the Hole Restaurant**
New Restaurant Tenant • Est Completion 9/03
16. **Riverside Gateway**
92,000 sq ft Office • Est Completion 12/03
17. **Mission Inn Avenue Gateway Improvements**
Hardscape/Landscape Improvements
On Mission Inn Ave just above 91 fwy
Start 11/03
18. **Downtown Office Building**
130,000 sq ft Office
On the Mall just east of University Ave
Start 06/04
19. **Bozner Professional Medical Building**
10,000 sq ft Office
Position: On Market St between 12th and 13th
Est Completion 12/03
20. **Market Street Commercial Project**
PIP: Commercial/office development opportunity
Start 09/03
21. **La Valencianna**
Mixed use • Start 07/04

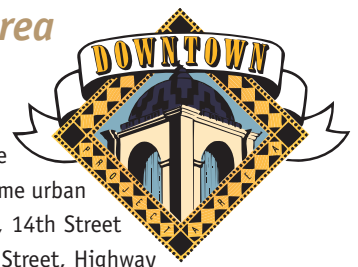
RECENTLY COMPLETED PROJECTS

22. **County Administrative Center**
Construction of Annex & Parking Structure
\$32 Million Project • 500 Space Parking Structure
23. **Wishard Architects**
Construction of 3,600 sq ft two story building
24. **Mario's Place Restaurant**
Upscale fine dining
25. **Downtown Supper Club**
26. **Las Campanas**
Restaurant at Mission Inn
27. **Residential Homes-First and Market**
46 Single Family Homes
28. **Ironworks Building**
32,000 sq ft Office
29. **Sante Fe Depot**
7,500 sq ft Office/Restaurant
30. **Riverside Community Hospital Cancer Center**
\$8.2 million • 8,200 sq ft



CITY OF RIVERSIDE
DEVELOPMENT DEPARTMENT

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Map not to
exact scale



In 1997, the Agency merged two existing non-contiguous project areas into what is now known as the Downtown/Airport Project Area. The area formerly known as the Downtown Project Area, encompasses 700 acres of prime urban property available for residential, commercial and office uses. The area is bounded by Brockton Avenue on the west, 14th Street on the south, the 91 Freeway on the east and First Street on the north, with a northern corridor bounded by Orange Street, Highway 60 and Market Street. Anchored by the Historic Mission Inn, Downtown Riverside is the seat of all city and county government, including City Hall, the County Superior Court, the County Administration Building, as well as the recently constructed County Family Law Court, State Court of Appeal, U.S. Bankruptcy Court, and the U.S. District Court. The recent surge in court construction, coupled with a low office vacancy rate, has resulted in increased interest for professional office space and commercial development.

Major Office and Financial Tenants

- A.G. Edwards
- Bank of America
- Business Bank of California
- Best Best and Krieger, LLP
- California State Court of Appeal
- California Tower
- Citizens Business Bank
- First American Title Company
- Greater Riverside Chambers of Commerce
- Inland Empire Bank
- Merrill Lynch
- Morgan Stanley Dean Whitter
- Paine Webber
- Provident Savings Bank
- Reid and Hellyer, A Professional Corporation
- Riverside City Hall
- Riverside Community Hospital
- Riverside County Administrative Center

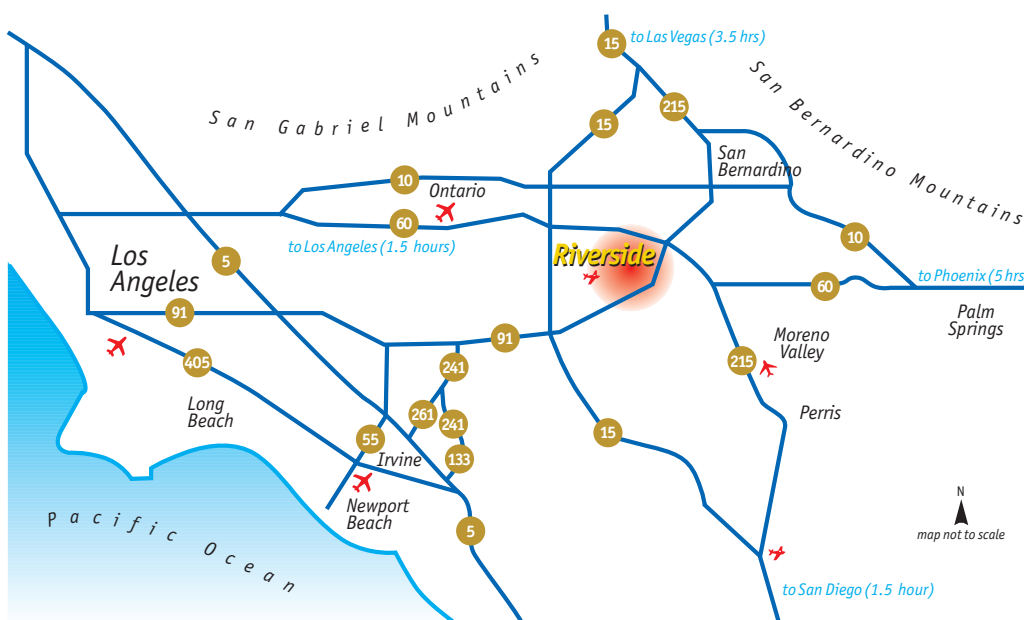
- Riverside County Family Law Court
- Riverside County Office of Education
- Riverside County Superior Court
- Riverside Unified School District
- Sedgewick Insurance
- Stewart Title Company
- T.D. Waterhouse
- The Press Enterprise Company
- U.S. Bankruptcy Court
- U.S. District Court
- Wells Fargo Bank

Major Retail/Entertainment Centers

- Riverside Convention Center
- Historic Mission Inn
- Marriott
- Main Street Mall
- Museums: Riverside Municipal Museum
Mission Inn Museum
UCR/California Museum of Photography



City of Riverside Development Department • 1-877-RIV-SIDE
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Situated about an hour from downtown Los Angeles, Riverside is the heart of the Inland Empire. Riverside was founded over 100 years ago and is an industrial and commercial center in Southern California. Riverside enjoys the Mediterranean climate of Southern California and is an integral part of its vibrant economy.



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